

Introduction

The Town of Stewiacke is considering allowing accessory dwellings.

The images and definitions of these units seen in this document are from the East Hants Official Community Plan.

Currently, accessory dwelling units are only permitted where the zoning allows for more than one dwelling unit. As an example, this change will permit homeowners with R1 zoned lands to construct suites for their aging parents or grown children. It allows for multiple generations to live under one roof while sharing the costs of home ownership.

For those in the R-2 Zone where apartments are permitted this change would allow the construction of a Garage Suite or Garden Suite in the back yard.



1. Are you in favour of this for Stewiacke?
2. Is the size limitation reasonable to you?
3. Should the provision apply to only an apartment in the house or only in the back yard or both?
4. Questions/Comments?

Types of Accessory Dwelling Units

There are three types of accessory dwelling units: **Secondary Suite**, **Garage Suite**, and **Garden Suite**. All three of these units are only permitted as an accessory use to a single detached dwelling and shall not be considered as a stand-alone structure without the main dwelling unit. Accessory dwelling units are intended to be independent and a separate unit from the main single-detached dwelling which contains its own sleeping, living, cooking, bathroom facilities, and its own independent entrance.

Garage Suite means an accessory dwelling unit built above a detached garage and located behind the primary single unit dwelling.

Garden Suite means a free-standing, single-story accessory dwelling unit located behind the primary single unit dwelling.

Secondary Suite means a self-contained accessory dwelling unit fully contained within and subordinate to a single unit dwelling.

	Secondary Suite	Garage Suite	Garden Suite
Total minimum Lot area	Must comply with minimum lot area requirements.	600 m ²	920 m ²
Yard Setbacks	As per zone requirements, also garage suites and garden suites must not be built closer to the front lot line than the main dwelling.		
Maximum accessory dwelling unit gross floor area	80% of the gross floor area of the main dwelling up to 80 m ²	Lesser between 80% of the gross floor area of the main dwelling, and: Lot area between 600 m ² and 650 m ² : up to 46 m ² gross floor area Lot area greater than 650 m ² : up to 80 m ² gross floor area	Lesser between 80% of the gross floor area of the main dwelling, and: Lot area between 600 m ² and 650 m ² : up to 46 m ² gross floor area Lot area greater than 650 m ² : up to 80 m ² gross floor area
Maximum Building Height	11 m	If the main dwelling is 1 story with or without a basement then a maximum 1.5 stories with a maximum 1.22 m pony wall otherwise a maximum height of 9 m	4.5 m
Minimum Setback from other Buildings	2m from non-habitable structures 3m from habitable structures		
Design Requirements			
Accessory dwelling unit exterior	Must match the main dwelling in building material type, cladding colour, roof type, and roof pitch		